PT OF LOT 2
IN OR 794 PG 360
SUB H M THIGPEN EST PB 39/356

WRIGHT ANTHONY G
87367 LENTS ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

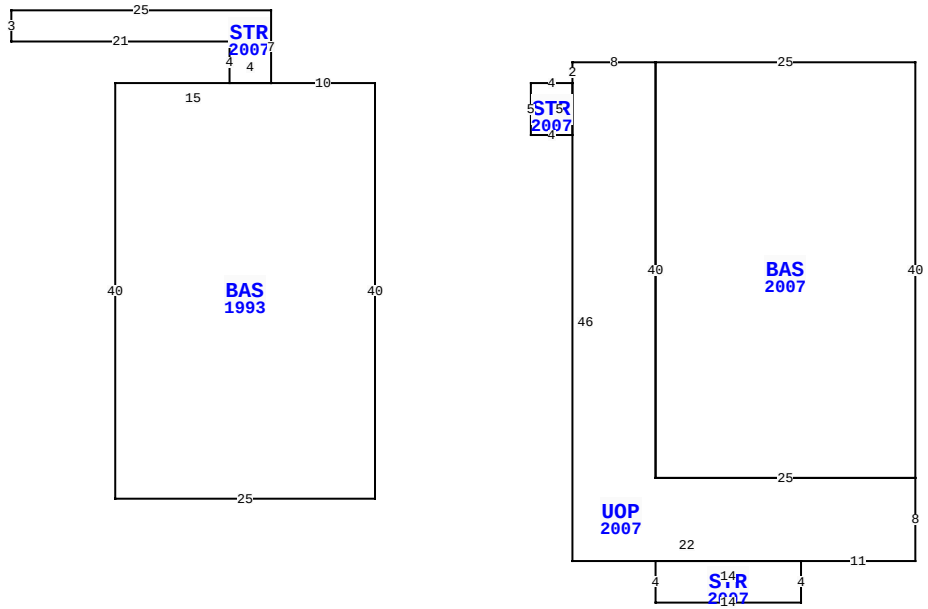
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	85,448
BAS	1,000	100	1,000	85,448
STR	20	10	2	171
STR	56	10	6	512
STR	91	10	9	769
UOP	584	20	117	9,997
TOTALS	2,751		2,134	182,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	105.3500	95.08	202,901	1992	2001	0	0	0	10.13	89.87

1 SINGLE FAM – 100% - 1998 Heated Area: 2000 HX Base Yr 1998



87367 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,347
TOTAL MARKET OB/XF VALUE		1,378
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		264,525
SOH/AGL Deduction		134,933
ASSESSED VALUE		129,592
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,592
TOTAL JUST VALUE		264,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17959	REMODEL	107,844	10/31/2006
M11797	MECH OTHER	0	07/01/2006
P11349	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/0360	5/21/1997	WD	Q	I		65,000

GRANTOR: LANDRUM LISA R

GRANTEE: WRIGHT ANTHONY G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 STR=[YR=2007] N7 W25 S3 E21 S4 E4$ W15 S40 E25 N40$ PTR=E15 STR=[YR=2007] E4 UOP=[YR=2007] N2 E8 BAS=[YR=2007] E25 S40 W25 N40$ S40 E25 S8 W11 STR=[YR=2007] S4 W14 N4 E14$ W22 N46$ S5 W4 N5$ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0940	SHEDS/PORT	0	100	14	11	154.00	SF	30.00	30.00	100	1999	1999	3	20	924	
4	0680	POLE SHED	0	100	14	9	126.00	SF	10.00	10.00	100	2003	2003	3	36	454	

LAND DESCRIPTION

TOTAL OB/XF 1,378

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100			0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 03/21/2019 BY SBA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS